

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

February 9, 2010

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Collins, Daley, Gainer, Gorman, Goslin, Moreno, Peraica, Schneider, Sims and Steele (13)

Absent: President Stroger and Commissioner Beavers, Claypool, Reyes and Suffredin (3)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows

SECTION 1

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

293917 DOCKET #8433 - DRS. KIRK E. AND SANDRA E. KELLY-HARRIS, Owners, 3712 River Road, Hazel Crest, Illinois 60429, Application (MA-08-02; Z08043). Submitted by same. Seeking a MAP AMENDMENT from the R-3 Single Family Residence District to the R-5 Single Family Residence District for one (1) existing single family residence and two (2) proposed new single family residences in Section 11 of Rich Township. Property consists of 1.5 acres located on Lot 12 in Block 4 in Grover C. Elmore and Company's Crawford Avenue Farms, being a Subdivision of the north half (N 1/2) of the Northwest Quarter (NW 1/4) in Section 11, Township 35 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois. Property also known as 3759 192nd Street, Homewood, Illinois in Rich Township, County Board District #5. Intended use: The buildings will be used for personal purposes such as storage of personal belongings, vehicles, etc.

Please be advised the subject application has been withdrawn by the applicant.

Commissioner Peraica, seconded by Vice Chairman Murphy, moved to receive and file Communication No. 293917. The motion carried.

SECTION 2

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

297536 DOCKET #8487 – P. CHUDоба, Owner, Application (No. V-08-100): Variation to reduce front yard setback from 25 feet (@20%) to 15 feet; reduce both interior side yard setbacks from 10 feet to 3 feet for a single family residence; reduce rear yard setback from 5 feet to 3 feet; reduce both side yard setbacks from 10 feet to 3 feet for a detached garage; and increase the floor area ratio from .40 to .52 for a new single family residence and detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the East side of South Linder Avenue, approximately 122 feet North of 49th Street in Stickney Township, County Board District #11. **Recommendation: That the applicant be granted a one year extension.**

Conditions: None

Objectors: None

297537 DOCKET #8488 – P. CHUDоба, Owner, Application (No. V-08-101): Variation to reduce front yard setback from 25 feet (@20%) to 15 feet; reduce both interior side yard setbacks from 10 feet to 3 feet for a single family residence; reduce rear yard setback from 5 feet to 3 feet; reduce both side yard setbacks from 10 feet to 3 feet for a detached garage; and increase the floor area ratio from .40 to .52 for a new single family residence and detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the East side of South Linder Avenue, approximately 97 feet North of 49th Street in Stickney Township, County Board District #11. **Recommendation: That the applicant be granted a one year extension.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Peraica, moved the approval of Communication No. 297536 and 297537. The motion carried.

SECTION 3

Your Committee has considered the following numbered and described application requesting a public hearing before the Cook County Zoning Board of Appeals on a request for a Special Use on certain property described therein:

301493 DOCKET #8546 - MARIA AMANDA SAAVEDRA, Owner, 904 North Roy Avenue, Northlake, Illinois 60164. Application (No. SU-09-11; Z09048). Submitted by Same. Seeking a SPECIAL USE, in the R-5 Single Family Residence District to operate a private home day care service licensed by the State of Illinois. The subject property consists of 0.20 of an acre located on the west side Roy Avenue, approximately 68 feet north of Diversey Avenue, commonly known as 909 North Roy Avenue, Northlake, Illinois, in Leyden Township, County Board District #16. Intended use: To operate a home day care service. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

The Cook County Zoning Board of Appeals, to whom said application was referred, submitted a communication setting forth its findings and recommendations following public hearings held thereon, and recommended that said application be granted subject to conditions as stated in the findings.

Commissioner Peraica, seconded by Vice Chairman Murphy, moved the approval of Communication No. 301493. The motion carried.

SECTION 4

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

304998 DOCKET #8608 – M. BLANKENSHIP, Owner, Application (No. V-10-01): Variation to reduce left side yard setback from 10 feet to 1 foot; and reduce right side yard setback from 10 feet to 2 feet (existing) for relocation of two sheds (on left); addition to existing detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the South side of McClean Avenue, approximately 147.45 feet East of Fairfield Avenue in Leyden Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Peraica, seconded by Vice Chairman Murphy, moved the approval of Communication No. 304988. The motion carried.

SECTION 5

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

304999 DOCKET #8611 – G. Stryczek, Owner, Application (No. V-10-03): Variation to reduce left side yard setback from 15 feet to 14 feet on principal structure; to 8 feet for accessory structure and 3 feet for accessory shed (all existing); reduce lot area from 40,000 square feet to 27,075 square feet (existing); and reduce lot width from 150 feet to 100 feet (existing) to bring property into compliance in the R-3 Single Family Residence District. The subject property consists of approximately 0.62 of an acre, located on the West side of Adsit Road, approximately 138 feet North of 134th Street in Palos Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Gorman, moved the approval of Communication No. 304999. The motion carried.

SECTION 6

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

305000 DOCKET #8612 – M. MACKEY, Owner, Application (No. V-10-04): Variation to increase height of fence in front yard from 3 feet to 6 feet; and increase height of fence in side yard from 3 feet to 4 feet (existing) on through lot in the R-6 General Residence District. The subject property consists of approximately 0.24 acres, located on the North side of Glenview Drive and 143rd Street (through lot) in Orland Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Gorman, seconded by Commissioner Peraica, moved the approval of Communication No. 305000. The motion carried.

SECTION 7

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

- 305001 MARILYN KING, Owner, 2211 North Scott Street, Melrose Park, Illinois 60164, Application (No. SU-09-19; Z09108). Submitted by Cathleen Italia, Attorney, 1807 North Broadway Avenue, Melrose Park, Illinois 60160. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District to continue use of two unit/two family residence in Section 33 of Leyden Township. Property consists of approximately 0.36 of an acre located on the east side of Scott Street, approximately 84 feet north of Palmer Avenue in Leyden Township. Intended use: For a two family unit residence.
- 305002 SALVATORE GENUALDI, Owner, 803 North Parkside Avenue, Itasca, Illinois 60143, Application (No. SU-09-20; Z09109). Submitted by Ron McDermott, Shesky, & Froelich, 111 East Wacker Drive, Suite #2800, Chicago, Illinois 60601. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District to operate a landscape business including the operation and storage of vehicles in connection with the landscape business (no maintenance or fueling of vehicles at site) and to permit off street parking for the business in Section 33 of Elk Grove Township. Property consists of approximately 1.22 acres located on the north side of Devon Avenue, approximately 130 feet east of Ridge Avenue in Elk Grove Township. Intended use: To operate landscape business including the operation and storage of vehicles.
- 305003 HELPING HAND REHABILITATION CENTER, Owner, 9649 West 55th Street, Countryside, Illinois 60525, Application (No. SU-10-01; Z10001). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District to construct and establish a group home facility for up to eight (8) individuals with developmental and/or physical disabilities in Section 17 of Lyons Township. Property consists of approximately 0.69 of an acre located on the north side of 62nd Street, approximately 650 feet west of Brainard Avenue in Lyons Township. Intended use: For a group home facility up to eight (8) individuals with developmental and or physical disabilities.

Commissioner Goslin, seconded by Commissioner Peraica, referred the New Applications as amended Communication Nos. 305002 and 305003 to the Zoning Board of Appeals. The motion carried.

Commissioner Peraica, seconded by Commissioner Sims, moved to adjourn, the motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary